



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Draft Meeting Minutes

Planning Commission

Tuesday, December 2, 2025

6:00 PM

Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. The public can participate virtually by registering in advance with the Zoom Registration:
https://c3gov.zoom.us/webinar/register/WN_sdEdlsN1Sui4Oyd
hLKI_qA

Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public access TV or Xfinity cable channels 8 and 881 or on our YouTube channel. The Zoom link above allows virtual participation.

1. Call to Order - 6:00 PM

The meeting is called to order at 6:00 PM.

2. Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner Debra Eggleston, Alternate Commissioner Tyrel Nelson, and Commissioner Steven VanHeusen

3. Pledge of Allegiance

4. Approval of Minutes:

November 18, 2025 Meeting Minutes

Attachments: [November 18, 2025 Meeting Minutes](#)

A motion made by Commissioner Schecter, seconded by Commissioner VanHeusen that the November 18th minutes be approved VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Alternate Commissioner Nelson and Commissioner VanHeusen

5. Public Hearings:

LUP25-0001: Pierpont Realty Group on behalf of Adams Crossing, LLC is requesting a Land Use Plan Amendment to amend the Annexation Areas and Growth Boundaries, Character Areas Land Use Map, Residential Areas Framework, and Economic Development Framework maps within the 2045 Comprehensive Plan. The 23.76-acre property is generally located at the northwest corner of East 120th Avenue and

Chambers Road and zoned Adams County Agricultural-3 (A-3).

Attachments: [Land Use Plan Amendment Report](#)
[Vicinity Map](#)
[Applicant Packet & Narrative](#)
[Public Comment](#)
[Neighborhood Meeting Summary October 28, 2025](#)
[Neighborhood Meeting Summary August 6 2025](#)
[Brighton-Commerce City Growth Boundary Intergovernmental Agreement](#)
[City of Brighton Disconnection Ordinance](#)

Nathan Chavez, City Planner, introduced Pierpont Reality Group on behalf of Adams Crossing, LLC.

Quint Redmond, Local Project Manager and Representative for Adams Crossing, LLC, presented.

Commissioner VanHeusen asked what precipitated the request to leave Brighton, Adams County, and now Commerce City. Quint Redmond, Pierpont Reality Group, shared that Caliber Engineering conducted a utility study and determined it would be more cost effective to annex from Brighton to get the utilities that are in 120th and Chambers.

Commissioner Eggleston asked for clarification on the Annexation Property Concept Study Map. Quint Redmond, Pierpont Reality Group, stated the map was a mock plan to determine the potential square footage. It will take additional procedures and processes to get an approved map. The plan is to have some services and potentially professional offices.

Commissioner Eggleston asked about the mention of residential on the agricultural portion. Quint Redmond, Pierpont Reality Group, stated the intention would be to preserve it as agricultural to match the framework plan.

Commissioner Shecter asked what changes are considered a "negative effect?" Jean Gill, Assistant City Attorney, responded that the question being posed to the Commissioners to make the determination on the way the commission is interpreting the approval criteria. Commissioner Shecter asked if this was within the urban growth boundary. Nathan Chavez, City Planner, confirmed it was not but proposed to incorporate it. He also addressed Commissioner Shecter's concerns about criterium feedback from residents and stated the most significant concerns were the potential of 45-foot-tall buildings behind homes.

Nathan Chavez, City Planner, clarified to the Commissioners that today's hearing regards a Land Use Plan Amendment, with the Annexation and Zoning occurring at a later date. Decisions will ultimately be up to the applicant.

A motion made by Commissioner Eggleston, "I move that the Planning Commission enter a finding that the requested Land Use Plan Amendment for the property located at the northwest corner of East 120th Avenue and Chambers Road contained in case LUP25-0001 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Land Use Plan Amendment," seconded by Commissioner

Nelson, VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Alternate Commissioner Nelson and Commissioner VanHeusen

6. Commission Business:**7. Attorney Business:**

Jean Gill, Assistant City Attorney, shared that the new council members will be sworn in on December 8th and asked about scheduling a meet and greet. Commissioner Biltoft recommended setting up a study session Q1 2026.

8. Staff Business:

Mike Sutherland, Community Development Director, will work with staff to set up a Joint Study Session in early 2026 to discuss Legislative Rezoning for the city. This will be an opportunity to meet new City Council members.

There will be an update on Thompson Thrift, it went to City Council and was approved on second reading. On December 15th, the Villages of Buffalo Run East Comprehensive Plan Amendment is going to be at City Council along with Murray Farms Plat and the U Accessory Dwelling Unit Ordinance, and the Definition of Family.

Commissioner Biltoft asked if there were any cases for January 6th. Mike Sutherland, Community Development Director, confirmed there is.

Staff to provide updates on recently heard City Council cases

9. Adjournment - 6:53 PM

Meeting adjourned at 6:53 PM.

Any member of the public requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact 303-286-5052 at least 48 hours before the meeting.